LOT 347
HERON ISLES #2 PB 7/218

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

37-3N-28-0740-0347-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

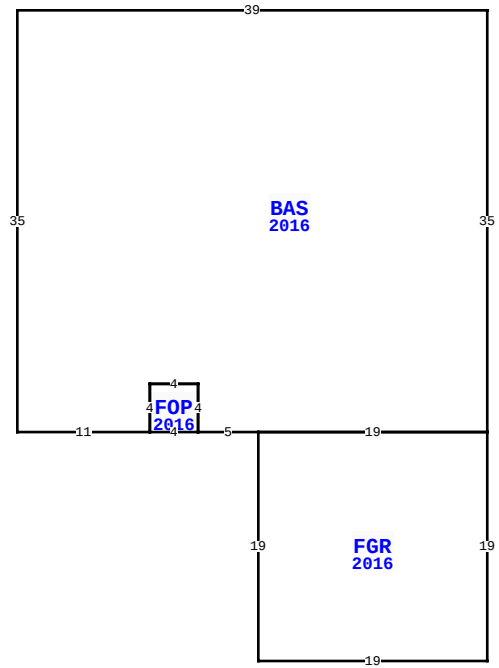
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	2016	1,349	157,011
FGR	361	55	2016	199	23,162
FOP	16	30	2016	5	582
TOTALS	1,726			1,553	180,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	115.4640	121.24	188,286	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 1349 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96481 COMMODORE POINT DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	180,755
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,750
TOTAL MARKET VALUE	294,505
SOH/AGL Deduction	2,322
ASSESSED VALUE	292,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,183
TOTAL JUST VALUE	294,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632016	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0143	4/08/2022	WD	U	I	11	325,000
GRANTOR: WALLACE JAMIE & NOAH						
GRANTEE: OLYMPUS BORROWER LL						
2554/0548	4/08/2022	WD	Q	I	01	325,000
GRANTOR: WALLACE JAMIE & NOAH						
GRANTEE: PROGRESS RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W39 S35 E11 FOP=[YR=2016] E4 N4 W4 S4$ N4 E4 S4 E5 FGR=[YR=2016] S19 E19 N19 W19$ E19 N35$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.75	1.75	65,000.00	113,750.00	113,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS